

## II. Land Use Designations and Zoning

### Land Use Designations

The demonstration area contains a mix of residential, commercial, and industrial land use designations. The 2008 update of the King County Comprehensive plan reduced the amount of industrial designated land by redesignating properties along the south side of MLK above the change in elevation to Urban Residential, High (>12 du/acre). The remaining industrial designated properties are located in the southeast corner of the demonstration area below the elevation change. Despite the change in land use designation, the properties redesignated to residential continue to be used for industrial purposes.

Commercial Outside of Center properties are located at all four corners of the intersection of MLK and South 129<sup>th</sup> Street. Totaling five acres, these properties serve as the closest source of daily needs destinations for the demonstration area, although some of the properties are either vacant or are not used for commercial purposes.

The remainder of the demonstration area is a mix of Urban Residential, Medium (4-12 du/acre) and Urban Residential, High. The Urban Residential, High is focused around the Commercial Outside of Center properties and along MLK towards the City of Renton. Along the northern and eastern parts of MLK and extending up the hill to the remainder of the West Hill area is Urban Residential, Medium.

Table 1: Land Use

Land Use for MLK FBC Demonstration Area		
Land Use	Acres	Percent
Commercial Outside of Center	5.1	3%
Urban Residential Medium, 4-12 units/acre	52.7	28%
Urban Residential High, >12 units/acre	93.1	49%
Industrial	38.6	20%
Total	190	100%

### *Neighboring Land Use Designations*

The entire western edge of the demonstration area is bordered by the City of Tukwila, though most of this area is separated from the demonstration area by the Duwamish waterway, railroad tracks and Interstate 5. Of the areas closest to the demonstration area, the Tukwila land use designations are a mix of low density residential and both light and heavy industrial. The heavy industrial designations are located along the active BNSF railroad line. The Light Industrial is on the Seattle Rendering Works property. Light Commercial/Industrial is located on Interurban Avenue South, west of Interstate 5. The remainder of Tukwila near the demonstration area is Low Density Residential, most of it containing a public recreation overlay. This land use designation and overlay includes the Foster Golf Course.

Bordering the narrow northern end of the demonstration area is the City of Seattle with properties having a residential land use designation.

The remainder of the demonstration area is bordered by unincorporated King

County, the majority of which is designated Urban Residential, Medium, with some Urban Residential, High. These land uses extend toward downtown Skyway, where Commercial Business is on both sides of the Open Space designated Skyway Park.

To the south of the demonstration area is the City of Renton. Located at the bottom of a steep elevation change, these properties are being used as a quarry.

## **Zoning**

Consistent with the land use designations, the demonstration area has a mix of commercial, residential, and industrial zoning classifications. Along with the land use change, the 2008 update of the King County Comprehensive Plan rezoned the Industrial (I) properties along MLK to R-24, 24 units per acre.

The remaining Industrial zoned properties within the demonstration area are below the elevation change. These include one property west of Beacon Cole Mine Road, which has Industrial zoning with a Special District Overlay (SDO-060) that modifies the base zoning. The purpose of the [Office/Research Park Development SDO](#) is to “establish an area for development to occur in a campus setting with integrated building designs, flexible grouping of commercial and industrial uses, generous landscaping and buffering treatment, and coordinated auto and pedestrian plans.” The SDO also allows all uses in Regional Business (RB), Office (O), or I zones regardless of the base zoning of the property. Currently this property is undeveloped.

Surrounding the Industrial zoned properties at the higher elevation is R-24, 24 units per acre. This zoning surrounds the commercial center and extends in both directions along MLK. North of the Chinook hotel property, the zoning transitions to R-6-P, 6 units per acre with a P-suffix development condition. Covering the majority of the West Hill area, the [WH-P4](#) development condition regulates the orientation of homes, masking of waste receptacles and utility pads, provision of transit passes and bus facilities for some developments, and limitations of direct access towards Renton Avenue South. This P-suffix development condition is also in effect on some R-8-P properties, 8 units per acre with P-suffix development condition, within the demonstration area east of 65<sup>th</sup> Avenue South.

At the corner of MLK and South 129<sup>th</sup> Street are Commercial Business (CB) zoned properties. Although these properties are on all four corners of the intersection, only three of the four corners are being used for commercial purposes and several of the CB properties are either unused or used for non-commercial purposes. East of this intersection on MLK is one property of R-12, 12 units per acre.

Table 2: Zoning

<b>Zoning for MLK FBC Demonstration Area</b>		
<b>Zoning</b>	<b>Acres</b>	<b>Percent</b>
Community Business	5.1	2%
R-6P	47.7	25%
R-8P	2.0	1%
R-12	3.2	2%
R-24	101.8	54%
Industrial	30.0	16%
Total	190 <sup>1</sup>	100%

### *Neighboring Zoning*

West of the demonstration area is the City of Tukwila with industrial and low density residential zones. Residentially zoned properties within the City of Seattle are to the north. Along the eastern edge is the remainder of unincorporated King County within the West Hill area. Covered by the WH-P4 P-suffix development condition, there is a mix of R-6-P and R-8-P. Areas of higher density, both with and without the WH-P4 P-suffix development condition, are interspersed within this part of West Hill. Outside of the demonstration area the closest commercial zoned properties are within downtown Skyway.

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<sup>1</sup> Some land uses, such as right-of-ways, do not have a zoning classification; therefore the total area for zoning classification is smaller than the total area.

## Development Condition

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### **Pre-Conversion Condition: sdo-060**

*(Prior to August 18, 1997)*

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#### Description

Office/Research Park Development SDO

#### Condition Text

21A.38.060 Special district overlay - office/research park development.

A. The purpose of the office/research park special district overlay is to establish an area for development to occur in a campus setting with integrated building designs, flexible grouping of commercial and industrial uses, generous landscaping and buffering treatment, and coordinated auto and pedestrian circulation plans. Office/research park districts shall only be established in areas designated within a community plan and zoned RB, O or I zones. Permitted uses shall include all uses permitted in the RB, O and I zones, as set forth in K.C.C. 21A.08, regardless of the classification used as the underlying zone on a particular parcel of land.

B. The following development standards shall apply to uses locating in office/research park overlay districts:

- \_1. All uses shall be conducted inside an entirely enclosed building;
- \_2. An internal circulation plan shall be developed to facilitate pedestrian and vehicular traffic flow between major project phases and individual developments;
- \_3. The standards set forth in this section shall be applied to the development as a unified site, notwithstanding any division of the development site under a binding site plan or subdivision;
- \_4. All buildings shall maintain a 50-foot setback from perimeter streets and from residential zoned areas;
- \_5. The total permitted impervious lot coverage shall be 80 percent. The remaining 20 percent shall be devoted to open space. Open space may include all required landscaping, and any unbuildable environmentally sensitive areas and their associated buffers;
- \_6. The landscaping standards set forth in K.C.C. 21A.16 are modified as follows:

\_\_\_a. 20-foot wide Type II landscaping shall be provided along exterior streets, and 20-foot wide Type III landscaping shall be provide along interior streets;

\_\_\_b. 20-foot wide Type I landscaping shall be provided along property lines adjacent to residential zoned areas;

\_\_\_c. 15-foot wide Type II landscaping shall be provided along lines adjacent to nonresidential zoned areas; and

\_\_\_d. Type IV landscaping shall be provided within all surface parking lots as follows:

\_\_\_(1) Fifteen percent of the parking area, excluding required perimeter landscaping, shall be landscaped in parking lots with more than 30 parking stalls;

\_\_\_(2) At least one tree for every four parking stalls shall be provided, to be reasonably distributed throughout the parking lot; and

\_\_\_(3) No parking stall shall be more than 40 feet from some landscaping;

\_\_\_e. An inventory of existing site vegetation shall be conducted pursuant to the procedures set forth in K.C.C. 21A.16; and

\_\_\_f. An overall landscaping plan which conforms to the requirements of this subsection shall be submitted for the entire district or each major development phase prior to the issuance of any site development, grading, or building permits;

\_7. Lighting within an office/industrial park shall shield the light source from the direct view of surrounding residential areas;

\_8. Refuse collection/recycling areas and loading or delivery areas shall be located at least 100 feet from residential areas and screened with a solid view obscuring barrier;

\_9. Off street parking standards as set forth in Chapter 21A.18 are modified as follows:

\_\_\_a. one space for every 300 square feet of floor area shall be provided for all uses, except on-site daycare, exercise facilities, eating areas for employees, archive space for tenants, retail/service uses;

\_\_\_b. parking for on-site daycare, exercise facilities, eating areas for employees, archive space for tenants, and retail/service uses shall be no

less than one space for every 1000 square feet of floor area and no greater than one space for every 500 square feet of floor area; and

\_\_c. at least 25 percent of required parking shall be located in a parking structure; and

\_10. Sign standards as set forth in Chapter 21A.20 are modified as follows:

\_\_a. Signs visible from the exterior of the park shall be limited to one monument office/research park identification sign at each entrance. Such signs shall not exceed an area of 64 square feet per sign;

\_\_b. no pole signs shall be permitted; and

\_\_c. all other signs shall be visible only from within the park. (Ord. 11621 § 100, 1994: Ord. 10870 § 579, 1993).

#### Ordinance

11612

#### Effective Date

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#### ***Rationale for Changes to sdo-060.***

Listed below is the replacement Condition for sdo-060.

#### Status

Retained

#### Rationale

Appropriate Use of Code

This special district overlay was adopted prior to the Phase II (p-suffix) conversion project and was retained.

#### Post-Conversion Equivalent

[SO-060](#)

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Updated: Dec. 30, 2008

## Development Condition

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### Post-Conversion Condition: **WH-P4**

*Effective: August 18, 1997*

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#### Description

Other Conditions

#### Development Condition Text

Other Conditions

P-suffix conditions a - e are in addition to sections 1 through 3 above, and further implement policies WH #2, #10, #31 and #39. P-suffix condition f applies to residential properties fronting Renton Avenue South.

a.\_Homes shall orient to common areas such as playgrounds and/or open space area.

b.\_All waste receptacles and utility pads shall be screened from view.

c.\_The site plan shall facilitate homeowner access to transit;

d.\_Transit and ridesharing information and a free one-month, one or two zone transit pass shall be provided to all new homeowners at the time of occupancy.

e.\_In formal subdivisions generating 30 or more peak hour, peak direction trips, the following transit-related facilities shall be provided, if deemed appropriate by the transit provider, Metro or its successor agency, and by King County Department of Public Works:

1.\_Bus stop loading pad

2.\_Bus stop shelter footing

3.\_Bus pullout, if required for layover of safety reasons

f.\_Access directly to Renton Avenue South shall be limited.

#### Ordinance

12824

#### Effective Date

August 18, 1997

## Changes

N/A

View Map(s) for WH-P4. *(Click on a map name in the list)*

**Note:** *If there are more than one map listed below, there may be a map file ending with a "\_x" which provides an index for the remainder of the maps.*

[WH-P4\\_1.gif](#)

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### **Pre-Conversion Development Conditions Associated with the Above Condition**

Pre-Conversion Equivalent

[WHP-P4](#)

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Updated: Dec. 30, 2008